

Recorded May 3, 1971 at 1:40 o'clock P. M.

THIS DEED, made this 3rd day of April 1971, by Dorothy Soper Bopst, Hallie Virginia Nikirk, James Hugh Bopst, Georgetta G. Wachter, all adult residents of Frederick County, State of Maryland, and Ruth N. Petrus, adult resident of Cuyahoga County, State of Ohio,

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, prior to the delivery of these presents, we, the said Dorothy Soper Bopst, Hallie Virginia Nikirk, James Hugh Bopst, Georgetta G. Wachter, and Ruth N. Petrus, do hereby grant and convey in fee simple unto William McKinley Bopst, Jr., his heirs and assigns, all of our right, title and interest in and to all of that unimproved lot or parcel of land on the North side of West Seventh Street in Frederick City, Frederick County, Maryland, being designated as No. 17 on said West Seventh Street, and being all and the same real estate described and conveyed in the Deed from Noah E. Cramer, et ux., unto Georgetta Bopst, dated August 31, 1907, and recorded in Liber 781, folio 48, one of the Land Records of Frederick County, Maryland.

BEING ALSO the real estate devised under the residue clause of the Last Will and Testament of Georgetta Bopst, dated February 1, 1928, and recorded in Liber GES 2, folio 372, one of the Record of Wills of Frederick County, Maryland.

The Grantors herein being the surviving heirs-at-law of Harry C. Bopst, Richard E. Bopst & Merhile L. Bopst, three of the residuary devisees under the Last Will and Testament of the said Georgetta Bopst. Frank D. Bopst, the fourth residuary devisee, having heretofore devised his interest in the said real estate unto the said William McKinley Bopst, Jr., the Grantee herein.

TOGETHER WITH all of the rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described real estate unto the said William McKinley Bopst, Jr., his heirs and assigns, in fee simple, forever.

BOLLING, WENNER & PRICE
ATTORNEYS AT LAW
LAW BUILDING
FREDERICK, MD. 21701

Filed October 16, 1980